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Idaho Construction Report

Volume 36, No 12 Dr. Kelly K. Matthews—Economist *December 1989*

Idaho's construction industry for the second consecutive year established a new record for building permit valuation. Total construction value in 1989 of $636 million exceeded the 1988 valuation of $578 million by 10 percent. Composition of the new construction activity in 1989 was substantially different from the prior year. Residential construction value in 1989 amounted to 49 percent of the total compared with 36 percent in 1988. The number of single-family permits issued last year was up 25 percent, while multi-family dwelling units rose 176 percent. The 1989 average single-family permit valuation was $90,300, a significant increase over the $80,600 average in 1988. Nonresidential construction value in 1989 at $151 million was down 27 percent.

Idaho's 1990 construction industry outlook remains optimistic. The number of new single-family permits should reach 3,200, a gain of 5-10 percent. Residential property values in Idaho's metropolitan areas should increase in 1990. For example, in the Ada County multiple listing area through the first eleven months of 1989, the average selling price was 98 percent of the list price, indicating minimal discounting. Idaho's gross mortgage delinquency rate in September 1989 was 6.3 percent, down from 6.7 percent in September 1988 and below the Mountain States' average of 7.4 percent. Commercial construction value in 1990 should rise above last year. Across the state, several new or expansion projects have been announced. In December, nonresidential permit valuation in Boise was $2.9 million and $2.4 million in Burley.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in December was $39,822,388, or 46.6 percent above 1988. *NEW RESIDENTIAL CONSTRUCTION* for 327 new dwelling units totaled $17,907,330, an increase of 107.0 percent in number and an increase of 88.9 percent in value compared with a year ago. Included in the total residential permits were 197 single-family, 105 multi-family and 25 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $8,263,929 was up 31.8 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $13,651,129 were up 19.6 percent.

Building Permit Construction Summary

	December	% Chg	Twelve Months	% Chg
Total New Dwelling Units	327	+107.0	4,661	+ 36.8
Single-Family	197	+ 51.5	2,951	+ 24.7
Multi-Family	105	++++	1,031	+176.4
Mobile Homes	25	- 7.4	679	+ 1.8
Total Residential Value	$ 17,907,330	+ 88.9	$ 308,533,891	+ 46.4
Single-Family	15,010,826	+ 64.3	266,361,711	+ 39.6
Multi-Family	2,718,954	++++	35,826,544	+149.3
Mobile Homes	177,550	- 32.9	6,345,636	+ 13.4
Nonresidential Value	8,263,929	+ 31.8	150,578,317	- 26.6
Alterations & Repair Value	13,651,129	+ 19.6	176,615,828	+ 9.1
TOTAL CONSTRUCTION VALUE	$ 39,822,388	+ 46.6	$ 635,728,036	+ 10.0

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — DECEMBER 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$14,000	$14,000
Coeur d'Alene	3	26	219,096	0	1,035,637	1,254,733
Kootenai County Un	13	43	818,747	399,782	364,133	1,582,662
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	5	0	13,056	27,820	40,876
Lewiston	1	45	62,814	0	302,526	365,340
Nez Perce Co Un	2	6	155,611	0	20,152	175,763
Moscow	6	26	454,000	0	241,408	695,408
Latah County Un	0	13	0	202,000	91,122	293,122
Orofino	0	7	0	0	10,300	10,300
Osburn	0	3	0	0	9,910	9,910
Sandpoint	1	5	0	24,722	32,100	56,822
St. Maries	1	2	2,000	0	36,691	38,691
Benewah County Un	0	5	0	118,300	5,300	123,600
TOTAL NORTHERN	27	194	$1,712,268	$757,860	$2,191,099	$4,661,227
Boise City	195	1,404	$10,141,246	$2,924,000	$5,466,219	$18,531,465
Meridian	6	26	448,736	0	87,568	536,304
Ada County Un	34	100	2,107,919	240,614	204,407	2,552,940
Caldwell	6	10	282,110	0	37,200	319,310
Canyon County Un	13	30	486,738	67,209	177,970	731,917
Nampa	7	22	443,238	310,022	253,284	1,006,544
Emmett	0	6	0	0	19,502	19,502
Gooding	0	1	0	0	48,250	48,250
Hailey	1	3	85,150	100,000	500	185,650
Ketchum	0	2	0	0	75,000	75,000
Sun Valley	0	2	0	0	7,800	7,800
Blaine County Un	2	5	130,000	0	23,000	153,000
Jerome	0	2	0	0	57,188	57,188
Mountain Home	8	15	305,185	0	35,687	340,872
Payette			NO PERMITS ISSUED			0
Shoshone	0	1	0	0	500	500
Twin Falls City	4	21	306,728	300,000	271,548	878,276
Twin Falls Co Un	2	4	247,476	0	73,160	320,636
Weiser	0	2	0	0	2,650	2,650
TOTAL SOUTHWESTERN	278	1,656	$14,984,526	$3,941,845	$6,841,433	$25,767,804
Blackfoot	0	1	$0	$0	$500	$500
Bingham County Un	6	12	370,000	95,000	10,000	475,000
Idaho Falls	8	43	502,290	639,310	3,506,976	4,648,576
Ammon	1	1	66,596	0	0	66,596
Bonneville Co Un	1	8	50,400	20,600	38,000	109,000
Rexburg	1	3	75,000	0	40,000	115,000
Rigby	0	1	0	0	5,000	5,000
Jefferson Co Un	3	6	97,250	11,500	0	108,750
Salmon			NO PERMITS ISSUED			0
Lemhi County Un			NO PERMITS ISSUED			0
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	20	75	$1,161,536	$766,410	$3,600,476	$5,528,422
American Falls	0	1	$0	$6,000	$0	$6,000
Power County Un	1	2	45,000	8,000	0	53,000
Burley	0	8	0	2,415,000	16,700	2,431,700
Chubbuck	0	2	0	0	48,000	48,000
Montpelier			NO PERMITS ISSUED			0
Pocatello	0	15	0	75,000	903,728	978,728
Bannock County Un			NO PERMITS ISSUED			0
Preston	0	1	0	0	9,000	9,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	5	0	0	12,693	12,693
Minidoka County Un	1	6	4,000	293,814	28,000	325,814
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	2	40	$49,000	$2,797,814	$1,018,121	$3,864,935
TOTAL 56 LOCATIONS	327	1,965	$17,907,330	$8,263,929	$13,651,129	$39,822,388

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWELVE MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	25	$676,876	$0	$182,960	$859,836
Coeur d'Alene	200	514	8,521,658	9,028,880	5,679,582	23,230,120
Kootenai County Un	292	883	18,223,127	5,453,757	3,819,710	27,496,594
Craigmont	0	13	0	9,300	29,160	38,460
Grangeville	1	95	42,500	731,076	411,195	1,184,771
Lewiston	74	1,027	5,210,767	3,721,529	8,067,803	17,000,099
Nez Perce Co Un	33	127	1,166,856	3,100,513	1,114,679	5,382,048
Moscow	24	296	1,852,800	437,000	1,924,730	4,214,530
Latah County Un	34	164	1,429,626	709,919	722,776	2,862,321
Orofino	2	121	49,000	135,968	325,345	510,313
Osburn	1	45	0	57,844	103,068	160,912
Sandpoint	69	91	2,021,054	259,722	390,784	2,671,560
St. Maries	7	93	37,150	199,543	505,612	742,305
Benewah County Un	38	125	1,119,235	1,308,641	306,454	2,734,330
TOTAL NORTHERN	795	3,619	$40,350,649	$25,153,692	$23,583,858	$89,088,199
Boise City	1,592	12,937	$94,515,131	$49,158,779	$91,060,062	$234,733,972
Meridian	172	371	10,443,876	3,217,011	1,767,492	15,428,379
Ada County Un	484	1,175	33,750,945	4,540,812	5,305,907	43,597,664
Caldwell	37	164	1,590,745	445,210	2,282,845	4,318,800
Canyon County Un	245	425	11,350,478	2,674,440	4,888,733	18,913,651
Nampa	96	440	5,036,964	11,896,738	3,003,674	19,937,376
Emmett	10	247	692,555	42,000	973,858	1,708,413
Gooding	0	15	0	27,330	150,001	177,331
Hailey	42	118	4,142,225	3,622,440	411,850	8,176,515
Ketchum	57	206	11,642,070	6,662,580	5,133,762	23,438,412
Sun Valley	49	188	18,359,000	207,000	2,934,750	21,500,750
Blaine County Un	135	194	28,284,931	0	2,236,842	30,521,773
Jerome	4	61	117,772	355,000	221,797	694,569
Mountain Home	44	216	2,285,960	1,382,526	1,096,208	4,764,694
Payette	2	25	50,000	61,000	68,300	179,300
Shoshone	0	17	0	135,000	66,900	201,900
Twin Falls City	55	346	4,953,624	12,002,327	4,994,107	21,950,058
Twin Falls Co Un	35	88	1,533,614	379,496	622,646	2,535,756
Weiser	8	95	222,075	760,534	347,705	1,330,314
TOTAL SOUTHWESTERN	3,067	17,328	$228,971,965	$97,570,223	$127,567,439	$454,109,627
Blackfoot	8	63	$306,000	$896,201	$800,100	$2,002,301
Bingham County Un	100	187	3,379,300	1,744,292	676,295	5,799,887
Idaho Falls	238	682	15,610,007	8,251,830	9,076,613	32,938,450
Ammon	11	37	728,148	234,319	154,316	1,116,783
Bonneville Co Un	131	327	5,233,704	2,847,546	1,568,116	9,649,366
Rexburg	17	53	944,500	1,823,000	1,011,666	3,779,166
Rigby	27	34	846,000	359,500	144,400	1,349,900
Jefferson Co Un	72	257	1,659,471	1,238,208	1,114,745	4,012,424
Salmon	1	42	76,000	2,500	208,600	287,100
Lemhi County Un	20	77	894,200	98,720	208,133	1,201,053
St. Anthony	1	25	8,000	28,700	103,800	140,500
TOTAL EASTERN	626	1,784	$29,685,330	$17,524,816	$15,066,784	$62,276,930
American Falls	7	54	$151,100	$570,590	$47,150	$768,840
Power County Un	6	43	280,000	1,322,000	58,700	1,660,700
Burley	4	52	505,000	2,999,700	330,700	3,835,400
Chubbuck	21	61	1,134,692	428,000	433,294	1,995,986
Montpelier	0	47	0	30,000	69,865	99,865
Pocatello	55	390	3,942,000	2,456,285	7,327,698	13,725,983
Bannock County Un	33	70	2,001,692	414,437	255,596	2,671,725
Preston	4	23	264,000	372,000	86,800	722,800
Franklin County Un	2	4	127,000	5,000	22,000	154,000
Rupert	6	114	133,623	61,088	1,094,626	1,289,337
Minidoka County Un	31	111	939,340	1,546,636	536,861	3,022,837
Soda Springs	4	59	47,500	123,850	134,457	305,807
TOTAL SOUTHEASTERN	173	1,028	$9,525,947	$10,329,586	$10,397,747	$30,253,280
TOTAL 56 LOCATIONS	4,661	23,759	$308,533,891	$150,578,317	$176,615,828	$635,728,036

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — DECEMBER 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	4	25	257,547	30,700	87,948	376,195
Kootenai County Un	12	41	417,428	468,010	31,467	916,905
Craigmont			NO PERMITSISSUED			0
Grangeville	0	5	0	4,936	1,009,479	1,014,415
Lewiston	1	36	40,000	225,000	240,784	505,784
Nez Perce Co Un	2	6	60,000	54,057	0	114,057
Moscow	3	15	239,000	0	31,000	270,000
Latah County Un	2	10	0	66,966	27,400	94,366
Orofino	0	8	0	0	13,527	13,527
Osburn	0	3	0	0	9,359	9,359
Sandpoint	0	6	0	0	42,050	42,050
St. Maries			REPORT NOT RECEIVED			0
Benewah County Un	0	5	0	87,500	15,700	103,200
TOTAL NORTHERN	24	160	1,013,975	937,169	1,508,714	3,459,858
Boise City	59	842	4,217,254	556,002	8,003,969	12,777,225
Meridian	3	13	139,640	0	32,605	172,245
Ada County Un	12	51	523,339	6,820	262,732	792,891
Caldwell	0	13	0	12,000	82,600	94,600
Canyon County Un	9	18	387,126	917,860	0	1,304,986
Nampa	1	11	46,826	1,062,100	7,219	1,116,145
Emmett	0	4	0	0	12,000	12,000
Gooding			NO PERMITS ISSUED			0
Hailey	1	1	83,552	0	0	83,552
Ketchum	0	6	0	0	46,500	46,500
Sun Valley	0	3	0	0	22,000	22,000
Blaine County Un			NO PERMITS ISSUED			0
Jerome	0	1	0	0	1,000	1,000
Mountain Home	3	6	222,846	0	9,187	232,033
Payette			NO PERMITS ISSUED			0
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	3	12	255,057	0	138,176	393,233
Twin Falls Co Un	5	8	123,400	0	60,301	183,701
Weiser	0	3	0	0	53,500	53,500
TOTAL SOUTHWESTERN	96	992	5,999,040	2,554,782	8,731,789	17,285,611
Blackfoot	0	2	0	0	120,650	120,650
Bingham County Un	4	9	220,650	6,800	40,000	267,450
Idaho Falls	12	33	899,280	2,663,000	202,273	3,764,553
Ammon	2	2	145,658	0	0	145,658
Bonneville Co Un	8	12	478,000	7,700	3,000	488,700
Rexburg	0	2	0	0	23,850	23,850
Rigby	0	1	0	0	860	860
Jefferson Co Un	3	13	57,500	55,650	2,500	115,650
Salmon	0	2	0	1,000	4,000	5,000
Lemhi County Un	1	2	50,000	1,000	0	51,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	30	78	1,851,088	2,735,150	397,133	4,983,371
American Falls	0	3	0	1,750	500	2,250
Power County Un			NO PERMITS ISSUED			0
Burley	1	2	90,000	0	590,000	680,000
Chubbuck	2	5	101,355	0	64,589	165,944
Montpelier			NO PERMITS ISSUED			0
Pocatello	4	14	362,000	0	112,847	474,847
Bannock County Un	0	1	0	40,000	0	40,000
Preston			NO PERMITS ISSUED			0
Franklin County Un	1	1	60,000	0	0	60,000
Rupert	0	5	0	2,800	6,400	9,200
Minidoka County Un			NO PERMITS ISSUED			0
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	8	31	613,355	44,550	774,336	1,432,241
TOTAL 56 LOCATIONS	158	1,261	9,477,458	6,271,651	11,411,972	27,161,081

Compiled by First Security Bank of Idaho, N.A.

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWELVE MONTHS CUMULATIVE 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	20	0	604,000	112,365	$716,365
Coeur d'Alene	79	529	5,950,321	14,421,000	2,273,584	22,644,905
Kootenai County Un	278	745	10,663,527	18,913,236	1,852,881	31,429,644
Craigmont	5	15	160,500	20,000	67,450	247,950
Grangeville	1	124	63,806	221,184	1,445,637	1,730,627
Lewiston	66	881	4,148,830	677,470	6,701,757	11,528,057
Nez Perce Co Un	24	80	1,086,305	5,306,420	247,222	6,639,947
Moscow	20	319	1,398,050	823,971	1,941,921	4,163,942
Latah County Un	35	163	959,525	674,017	649,056	2,282,598
Orofino	7	137	188,406	0	425,135	613,541
Osburn	4	20	100	214,811	19,049	233,960
Sandpoint	19	99	774,115	1,020,000	615,427	2,409,542
St. Maries	4	90	70,500	1,944,080	633,856	2,648,436
Benewah County Un	21	95	798,820	2,026,765	162,775	2,988,360
TOTAL NORTHERN	563	3,317	26,262,805	46,866,954	17,148,115	90,277,874
Boise City	922	10,696	60,772,412	99,260,255	88,670,297	248,702,964
Meridian	119	259	6,648,437	876,400	1,261,643	8,786,480
Ada County Un	368	1,900	25,959,395	2,674,248	6,520,534	35,154,177
Caldwell	26	183	1,218,858	1,153,236	1,603,806	3,975,900
Canyon County Un	196	363	7,880,977	8,015,028	845,772	16,741,777
Nampa	69	413	3,167,017	2,059,124	2,312,795	7,538,936
Emmett	4	239	587,942	371,575	1,028,101	1,987,618
Gooding	0	23	0	23,246	172,787	196,033
Hailey	62	64	2,006,221	811,750	797,120	3,615,091
Ketchum	25	157	7,814,000	5,094,800	3,256,257	16,165,057
Sun Valley	28	126	6,908,000	1,268,600	2,200,040	10,376,640
Blaine County Un	70	122	16,937,495	135,000	1,411,909	18,484,404
Jerome	2	57	77,833	4,000	494,456	576,289
Mountain Home	37	191	1,746,307	933,134	1,336,673	4,016,114
Payette	2	30	58,000	319,500	1,577,500	1,955,000
Shoshone	0	18	0	15,734	60,766	76,500
Twin Falls City	47	265	3,474,134	5,546,033	2,227,447	11,247,614
Twin Falls Co Un	33	91	1,559,170	201,160	630,461	2,390,791
Weiser	13	112	151,638	508,842	405,257	1,065,737
TOTAL SOUTHWESTERN	2,023	15,309	146,967,836	129,271,665	116,813,621	393,053,122
Blackfoot	10	55	347,000	1,155,268	498,537	2,000,805
Bingham County Un	102	201	3,224,305	1,303,172	497,725	5,025,202
Idaho Falls	231	651	14,982,459	17,882,942	5,590,380	38,455,781
Ammon	13	49	1,029,861	496,765	118,718	1,645,344
Bonneville Co Un	127	273	4,529,622	746,869	1,878,296	7,154,787
Rexburg	29	52	937,000	880,500	649,875	2,467,375
Rigby	5	28	143,615	335,000	223,300	701,915
Jefferson Co Un	89	254	2,116,640	441,793	306,900	2,865,333
Salmon	1	31	6,000	109,200	128,100	243,300
Lemhi County Un	12	61	279,000	123,500	1,223,372	1,625,872
St. Anthony	0	17	0	30,200	39,100	69,300
TOTAL EASTERN	619	1,672	27,595,502	23,505,209	11,154,303	62,255,014
American Falls	11	57	241,600	37,850	67,990	347,440
Power County Un	6	37	91,000	1,366,680	27,650	1,485,330
Burley	6	44	399,500	539,823	927,000	1,866,323
Chubbuck	12	59	654,597	392,600	965,204	2,012,401
Montpelier	1	52	150	759,344	303,830	1,063,324
Pocatello	76	579	5,189,050	1,134,500	12,739,309	19,062,859
Bannock County Un	32	74	1,407,140	242,747	665,618	2,315,505
Preston	6	36	416,900	790,500	256,600	1,464,000
Franklin County Un	6	8	377,000	98,000	0	475,000
Rupert	9	94	58,700	65,417	236,632	360,749
Minidoka County Un	34	96	1,028,929	182,320	473,095	1,684,344
Soda Springs	2	45	28,500	15,500	116,575	160,575
TOTAL SOUTHEASTERN	201	1,181	9,893,066	5,625,281	16,779,503	32,297,850
TOTAL 56 LOCATIONS	3,406	21,479	210,719,209	205,269,109	161,895,542	577,883,860

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS DECEMBER 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	3	219,096	0	0	0	0
Kootenai County Un	10	818,747	0	0	3	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	1	62,814	0	0	0	0
Nez Perce Co Un	2	155,611	0	0	0	0
Moscow	4	356,000	2	98,000	0	0
Latah County Un			NO NEW RESIDENTIAL			
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint	0	0	0	0	1	0
St. Maries	0	0	0	0	1	2,000
Benewah County Un			NO NEW RESIDENTIAL			
TOTAL NORTHERN	20	$1,612,268	2	$98,000	5	$2,000
Boise City	97	$7,733,812	98	$2,407,434	0	$0
Meridian	6	448,736	0	0	0	0
Ada County Un	27	2,103,119	0	0	7	4,800
Caldwell	6	282,110	0	0	0	0
Canyon County Un	7	442,238	0	0	6	44,500
Nampa	7	443,238	0	0	0	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	1	85,150	0	0	0	0
Ketchum			NO NEW RESIDENTIAL			
Sun Valley			NO NEW RESIDENTIAL			
Blaine County Un	2	130,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	5	224,545	2	80,640	1	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	3	291,728	0	0	1	15,000
Twin Falls Co Un	2	247,476	0	0	0	0
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	163	$12,432,152	100	$2,488,074	15	$64,300
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	5	355,000	0	0	1	15,000
Idaho Falls	5	369,410	3	132,880	0	0
Ammon	1	66,596	0	0	0	0
Bonneville Co Un	1	50,400	0	0	0	0
Rexburg	1	75,000	0	0	0	0
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	1	50,000	0	0	2	47,250
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un			NO NEW RESIDENTIAL			
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	14	$966,406	3	$132,880	3	$62,250
American Falls			NO NEW RESIDENTIAL			
Power County Un	0	0	0	0	1	45,000
Burley			NO NEW RESIDENTIAL			
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello			NO NEW RESIDENTIAL			
Bannock County Un			NO NEW RESIDENTIAL			
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	0	0	0	0	1	4,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	0	$0	0	$0	2	$49,000
TOTAL 56 LOCATIONS	197	$15,010,826	105	$2,718,954	25	$177,550

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS TWELVE-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	73	4,965,251	125	3,552,907	2	3,500
Kootenai County Un	175	17,537,450	15	685,677	102	0
Craigmont	0	0	0	0	0	0
Grangeville	1	42,500	0	0	0	0
Lewiston	47	3,745,874	11	931,993	16	532,900
Nez Perce Co Un	17	811,216	0	0	16	355,640
Moscow	20	1,641,800	4	211,000	0	0
Latah County Un	16	1,429,626	0	0	18	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	1	0
Sandpoint	9	743,954	55	1,272,000	5	5,100
St. Maries	0	0	0	0	7	37,150
Benewah County Un	10	727,735	0	0	28	391,500
TOTAL NORTHERN	369	$31,692,282	229	$7,283,577	197	$1,374,790
Boise City	933	$75,136,821	659	$19,378,310	0	$0
Meridian	144	10,022,481	3	131,520	25	289,875
Ada County Un	397	33,309,005	6	405,440	81	36,500
Caldwell	28	1,414,765	4	99,480	5	76,500
Canyon County Un	165	10,712,803	0	0	80	637,675
Nampa	86	4,912,299	4	120,915	6	3,750
Emmett	10	692,555	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	42	4,142,225	0	0	0	0
Ketchum	43	10,169,470	14	1,472,600	0	0
Sun Valley	42	15,944,000	7	2,415,000	0	0
Blaine County Un	135	28,284,931	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	37	2,123,750	4	162,210	3	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	46	4,757,459	2	140,441	7	55,724
Twin Falls Co Un	14	1,163,484	0	0	21	370,130
Weiser	4	186,075	2	19,500	2	16,500
TOTAL SOUTHWESTERN	2,129	$203,102,895	705	$24,345,416	233	$1,523,654
Blackfoot	6	$306,000	0	$0	2	$0
Bingham County Un	39	2,532,000	0	0	61	847,300
Idaho Falls	151	12,010,556	68	3,375,551	19	223,900
Ammon	11	728,148	0	0	0	0
Bonneville Co Un	65	4,349,197	0	0	66	884,507
Rexburg	12	809,500	5	135,000	0	0
Rigby	2	155,000	24	687,000	1	4,000
Jefferson Co Un	16	854,900	0	0	56	804,571
Salmon	1	76,000	0	0	0	0
Lemhi County Un	20	894,200	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	323	$22,715,501	97	$4,197,551	206	$2,772,278
American Falls	3	$86,000	0	$0	4	$65,100
Power County Un	2	150,000	0	0	4	130,000
Burley	4	505,000	0	0	0	0
Chubbuck	21	1,134,692	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	55	3,942,000	0	0	0	0
Bannock County Un	29	1,927,992	0	0	4	73,700
Preston	4	264,000	0	0	0	0
Franklin County Un	2	127,000	0	0	0	0
Rupert	2	109,623	0	0	4	24,000
Minidoka County Un	7	583,226	0	0	24	356,114
Soda Springs	1	21,500	0	0	3	26,000
TOTAL SOUTHEASTERN	130	$8,851,033	0	$0	43	$674,914
TOTAL 56 LOCATIONS	2,951	$266,361,711	1,031	$35,826,544	679	$6,345,636

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — DECEMBER 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	3	182,368	1	75,179	0	0
Kootenai County Un	6	417,128	0	0	6	300
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	0	0	0	0	1	40,000
Nez Perce Co Un	0	0	0	0	2	60,000
Moscow	3	239,000	0	0	0	0
Latah County Un	0	0	0	0	2	0
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint			NO NEW RESIDENTIAL			
St. Maries			REPORT NOT RECEIVED			
Benewah County Un			NO NEW RESIDENTIAL			
TOTAL NORTHERN	12	$838,496	1	$75,179	11	$100,300
Boise City	59	$4,217,254	0	$0	0	$0
Meridian	3	139,640	0	0	0	0
Ada County Un	7	521,839	0	0	5	1,500
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	8	385,126	0	0	1	2,000
Nampa	1	46,826	0	0	0	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	1	83,552	0	0	0	0
Ketchum			NO NEW RESIDENTIAL			
Sun Valley			NO NEW RESIDENTIAL			
Blaine County Un			NO NEW RESIDENTIAL			
Jerome			NO NEW RESIDENTIAL			
Mountain Home	3	222,846	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	3	255,057	0	0	0	0
Twin Falls Co Un	1	43,400	0	0	4	80,000
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	86	$5,915,540	0	$0	10	$83,500
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	2	201,400	0	0	2	19,250
Idaho Falls	11	895,280	0	0	1	4,000
Ammon	2	145,658	0	0	0	0
Bonneville Co Un	8	478,000	0	0	0	0
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	0	0	0	0	3	57,500
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	1	50,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	24	$1,770,338	0	$0	6	$80,750
American Falls			NO NEW RESIDENTIAL			
Power County Un			NO NEW RESIDENTIAL			
Burley	1	90,000	0	0	0	0
Chubbuck	2	101,355	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	4	362,000	0	0	0	0
Bannock County Un			NO NEW RESIDENTIAL			
Preston			NO NEW RESIDENTIAL			
Franklin County Un	1	60,000	0	0	0	0
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un			NO NEW RESIDENTIAL			
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	8	$613,355	0	$0	0	$0
TOTAL 56 LOCATIONS	130	$9,137,729	1	$75,179	27	$264,550

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS TWELVE MONTHS CUMULATIVE 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	72	4,449,642	6	1,500,179	1	500
Kootenai County Un	154	10,225,563	8	437,664	116	300
Craigmont	5	160,500	0	0	0	0
Grangeville	1	63,805	0	0	0	0
Lewiston	48	3,699,170	7	213,340	11	236,320
Nez Perce Co Un	11	781,305	0	0	13	305,000
Moscow	16	1,248,200	4	149,850	0	0
Latah County Un	13	951,025	1	8,500	21	0
Orofino	2	124,367	0	0	5	64,039
Osburn	0	0	0	0	4	100
Sandpoint	10	558,115	2	161,000	7	55,000
St. Maries	0	0	0	0	4	70,500
Benewah County Un	11	666,820	0	0	10	132,000
TOTAL NORTHERN	343	$22,928,513	28	$2,470,533	192	$863,759
Boise City	729	$54,688,422	193	$6,083,990	0	$0
Meridian	98	6,434,593	0	0	21	213,844
Ada County Un	315	25,942,475	0	0	53	16,920
Caldwell	13	900,590	6	246,268	7	72,000
Canyon County Un	123	7,320,327	0	0	73	560,650
Nampa	64	3,167,017	0	0	5	0
Emmett	4	587,942	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	14	1,081,721	47	924,500	1	0
Ketchum	23	7,374,000	2	440,000	0	0
Sun Valley	18	5,408,000	10	1,500,000	0	0
Blaine County Un	69	16,910,495	0	0	1	27,000
Jerome	1	72,833	0	0	1	5,000
Mountain Home	30	1,746,307	0	0	7	0
Payette	2	58,000	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	38	3,466,114	0	0	9	8,020
Twin Falls Co Un	13	1,159,170	0	0	20	400,000
Weiser	4	94,500	4	39,000	5	18,138
TOTAL SOUTHWESTERN	1,558	$136,412,506	262	$9,233,758	203	$1,321,572
Blackfoot	5	$327,500	0	$0	5	$19,500
Bingham County Un	40	2,315,455	1	27,000	61	881,850
Idaho Falls	167	12,923,736	48	1,801,321	16	257,402
Ammon	13	1,029,861	0	0	0	0
Bonneville Co Un	64	3,599,330	0	0	63	930,292
Rexburg	6	527,000	23	410,000	0	0
Rigby	1	67,000	2	65,000	2	11,615
Jefferson Co Un	20	1,141,670	0	0	69	974,970
Salmon	1	6,000	0	0	0	0
Lemhi County Un	10	279,000	0	0	2	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	327	$22,216,552	74	$2,303,321	218	$3,075,629
American Falls	3	$198,000	0	$0	8	$43,600
Power County Un	1	60,000	0	0	5	31,000
Burley	4	314,500	2	85,000	0	0
Chubbuck	12	654,597	0	0	0	0
Montpelier	0	0	0	0	1	150
Pocatello	72	5,005,050	4	184,000	0	0
Bannock County Un	25	1,407,140	0	0	7	0
Preston	6	416,900	0	0	0	0
Franklin County Un	6	377,000	0	0	0	0
Rupert	0	0	0	0	9	58,700
Minidoka County Un	8	737,204	3	96,000	23	195,725
Soda Springs	1	24,000	0	0	1	4,500
TOTAL SOUTHEASTERN	138	$9,194,391	9	$365,000	54	$333,675
TOTAL 56 LOCATIONS	2,366	$190,751,962	373	$14,372,612	667	$5,594,635

Compiled by First Security Bank of Idaho, N.A.